

OK

30117

WARRANTY DEED

KALLOR Vol. 91 Page 10413

KNOW ALL MEN BY THESE PRESENTS, That KALLOR J. DEVASIA and SARAMMA DEVASIA, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS KALLOR, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8, Block 1, ROLLING HILLS SUBDIVISION, TRACT #1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Restrictions and easements as contained in plat dedication; Covenants, conditions and restrictions, but omitting restrictions, if any, based on color, race, religion or national origin, imposed by instrument recorded Oct. 16, 1974, in Vol. M74 at page 13496, and amended by instrument recorded Oct. 1, 1975, in Vol. M75 at page 11919, Microfilm Records of Klamath County, Oregon; Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded Oct. 15, 1974, in Volume M74 at page 13469, Microfilm Records of Klamath County, Oregon; Statutory powers of assessment of Rolling Hills Road and Drainage Association; The interest of Thomas Associates, Inc. as disclosed by quitclaim deed recorded Sept. 27, 1978, in Vol. M78 at page 21400 and re-recorded Nov. 15, 1978, in Vol. M78 at page 25700; Well agreement as disclosed by quitclaim deed recorded Sept. 27, 1978, in Vol. M78 at page 21400 and re-recorded Sept. 27, 1978, in Vol. M78 at page 25700; Reservations or exceptions in patents or in Acts authorizing the issuance thereof; Easements and rights of way of record and those apparent on the land, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$95,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of May, 1991; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Kallor Joseph Devasia  
Saramma Devasia

STATE OF OREGON,

County of Klamath  
May 29, 1991

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

who, being duly sworn,

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:

OFFICIAL SEAL  
LINDA L. HAYES  
NOTARY PUBLIC  
COMMISSION NO. 107  
COMMISSION EXPIRES MAY 1, 1995

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

Personally appeared the above named  
KALLOR J. DEVASIA and SARAMMA DEVASIA,  
husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

OFFICIAL SEAL  
LINDA L. HAYES  
NOTARY PUBLIC  
COMMISSION NO. 107  
COMMISSION EXPIRES MAY 1, 1995

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

KALLOR J. DEVASIA  
SARAMMA DEVASIA

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Thomas Kallor

321 Bluefield Drive  
San Jose, CA 95136

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Thomas Kallor  
321 Bluefield Drive  
San Jose, CA 95136

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of June, 1991 at 11:46 o'clock A.M., and recorded in book/reel/volume No. M91 on page 10413 or as fee/file/instrument/microfilm/reception No. 30117, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Danielle Mueland Deputy

Fee \$28.00